

Pied a terre in Vimoutiers in quiet street within walking distance of bakeries, butchers, restaurants & cafes



## INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	3
Bath:	1
Floor:	107 m <sup>2</sup>
Plot Size:	342 m <sup>2</sup>



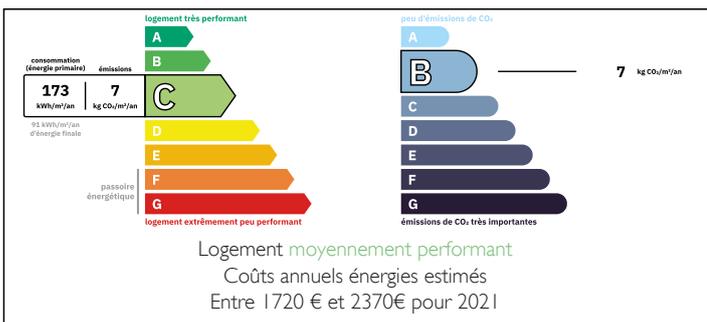
## IN BRIEF

Located in Vimoutiers, a charming Pays d'Auge town renowned for its quality of life, this pleasant house enjoys a peaceful setting while remaining close to the town centre and its amenities. An ideal location for combining tranquillity and practicality in everyday life.

A comfortable and functional living environment this property is on mains drains, has a small garden with a vegetable plot.

Built on a 343 m<sup>2</sup> plot, this house has 107 m<sup>2</sup> of living space and offers well-designed rooms. Classified as DPE C, it is equipped with heat pump heating and solar panels, guaranteeing thermal comfort and energy efficiency. Fibre optic broadband is available, perfect for teleworking or digital entertainment.

## ENERGY - DPE



In very good condition, this house combines charm,

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

On the ground floor:

- A bright living room
- A cosy lounge
- A fitted kitchen
- A separate toilet

Upstairs:

- Three beautiful bedrooms
- A shower room
- A separate toilet
- A dressing room

A convertible attic completes the property, offering great potential for expansion depending on your plans (additional bedroom, office, games room, etc.).

The house also has numerous ancillary spaces:

- Laundry room
- Boiler room
- Cellar
- Workshop
- Garage

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES